

9 Ysguthan Road, Port Talbot, SA12 6LY Offers Over £85,000

STEP ONTO THE PROPERTY LADDER!!...Pennaf Premier are pleased to offer for sale this mid terrace property in the Aberavon area of Port Talbot. The property briefly comprises of one through reception room, good size kitchen/diner and bathroom to the ground floor and two bedrooms to the first floor with a further attic room..

The property benefits from being within walking distance to Port Talbot town centre, local shops and schools.

Please call Pennaf Premier on 01639 760033 to arrange a viewing. NO FORWARDING CHAIN.

Entrance Hallway

Entrance via Composite front door into hallway. Tiled flooring, emulsion walls, radiator, central light, stairs to first floor, door leading into living room.

Lounge

11'8" x 20'9" (3.565 x 6.334)

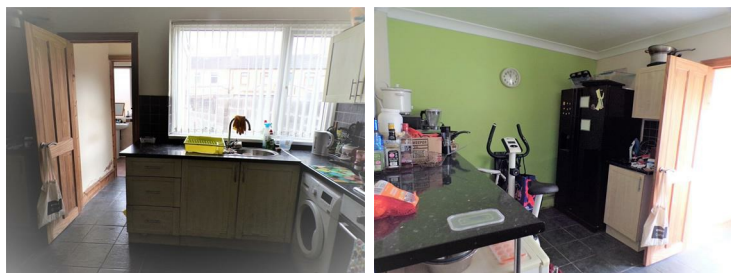
Large through reception room with front facing Upvc double glazed window, laminate flooring, emulsion walls with coving to ceiling, feature wallpaper wall with feature brick fire place, radiator, cupboard housing consumer unit and gas meter.



Kitchen/diner

15'2" x 9'2" (4.644 x 2.808)

Comprising of wall and base units with contrasting laminate work tops, integrated electric oven with gas hob and overhead extraction, inset stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, tiled flooring, radiator, space for fridge freezer, breakfast bar, rear facing Upvc double glazed window, tiled flooring.



Outer Lobby

Tiled flooring, side facing Upvc door with obscure glass giving access to rear garden.

Bathroom

8'3" x 10'0" at the widest point (2.515 x 3.072 at the widest point)

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, W.C., tiled splash back, emulsion walls, radiator, central light, rear facing Upvc double glazed window with obscure glass, cupboard housing combi boiler.



Stairs and Landing

Carpet to the stairs and landing, emulsion walls, central light.

Bedroom One

15'5" x 10'9" (4.706 x 3.279)

Laminate flooring, emulsion walls with coving to ceiling, feature wallpaper wall, radiator, built in storage cupboard, two front facing Upvc double glazed windows, stairs to Attic Room.



Bedroom Two

9'8" x 9'8" (2.950 x 2.967)

Laminate flooring, emulsion walls with coving to ceiling, radiator, central light, rear facing Upvc double glazed window.



Attic Room

15'6" x10'3" (4.734 x3.144)

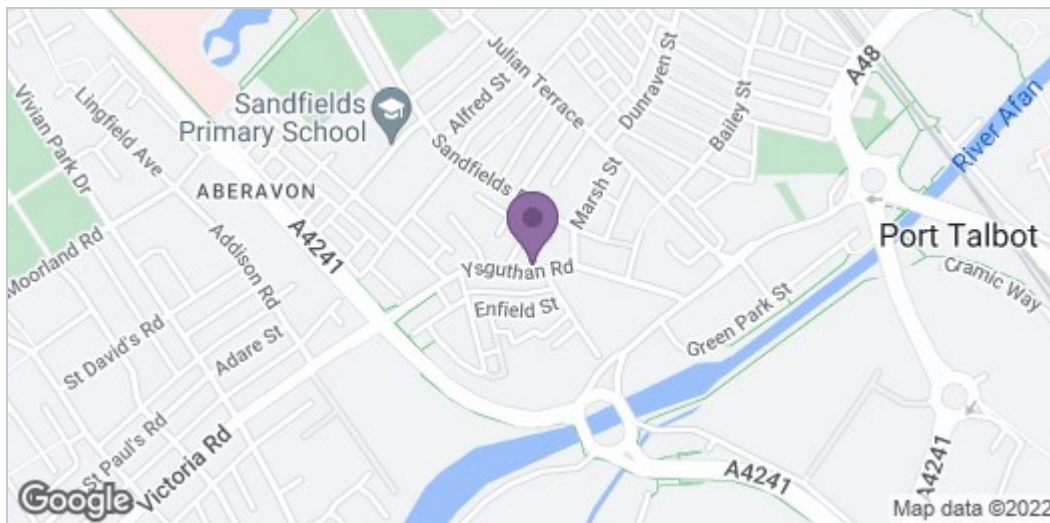
Emulsion walls, central light, Rear facing Velux window.

External



Rear Garden

Rear enclosed garden laid to concrete with rear gate access to rear lane, water tap.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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